



CITY OF PORTLAND
Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201 **P524**
Land Use Decision Enclosed
Case # LU 11-107113 DZ

16

Return Service Requested



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: May 3, 2011
To: Interested Person
From: Tim Heron, Land Use Services
503-823-7726 / Tim.Heron@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-107113 DZ - SOLAR PANEL ARRAY

GENERAL INFORMATION

Applicant: Michael N Diamond
2839 SW 2nd Ave
Portland, OR 97201-4711

Representative: Matthew Thomas, Solterra Systems, 503-360-1109
79 SE Taylor St #401
Portland OR 97214

Site Address: 1981 SW 4TH AVE

Legal Description: BLOCK 156 LOT 4, PORTLAND
Tax Account No.: R667715650
State ID No.: 1S1E04DA 02300
Quarter Section: 3228
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - University District
Zoning: RXd, Central Residential with design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Design Review approval for a new rooftop photovoltaic solar panel array, solar panel awnings, and living landscape wall. Adjacent to the living landscape wall, an electric vehicle plug-in will be accommodated at an existing parking space, which is allowed by right and not subject to this review.

The largest section of the rooftop solar panel array will consist of 30 solar panels, mounted contiguously, projecting both above and below the south-facing parapet of the existing one-story building. An additional 4 panel array will be placed behind the larger on the roof. Two solar panel "awning" arrays, one 2 panel and one 3 panel, will be aligned with the bottom of the larger array, but will be separately attached and centered above the existing building storefront windows and

entrances for rain protection as well. The photovoltaic solar panel units will have an aluminum anodized silver color trim, while all the mounting hardware for the solar panels will be powder-coated black to match the building's existing aluminum storefront system.

The 50 SF vertical living landscape wall will be adjacent to the electric vehicle parking space, and have automatic irrigation installed.

Because the proposal is for exterior alteration to an existing building in the University subDistrict of the Central City Plan District, design review is required.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Central City Fundamental Design Guidelines

ADMINISTRATIVE DECISION

Approval of new rooftop photovoltaic solar array, solar awnings and living landscape wall in the University subDistrict of the Central City Plan District;

Approval per the approved Exhibits C-1 through C-6, signed and dated April 28, 2011, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 11-107113 DZ. No field changes allowed."
- B. All the mounting hardware projecting off the face of the building will be painted black to match the existing building's storefront and the horizontal track hardware will be painted to match the building color.

Staff Planner: Tim Heron

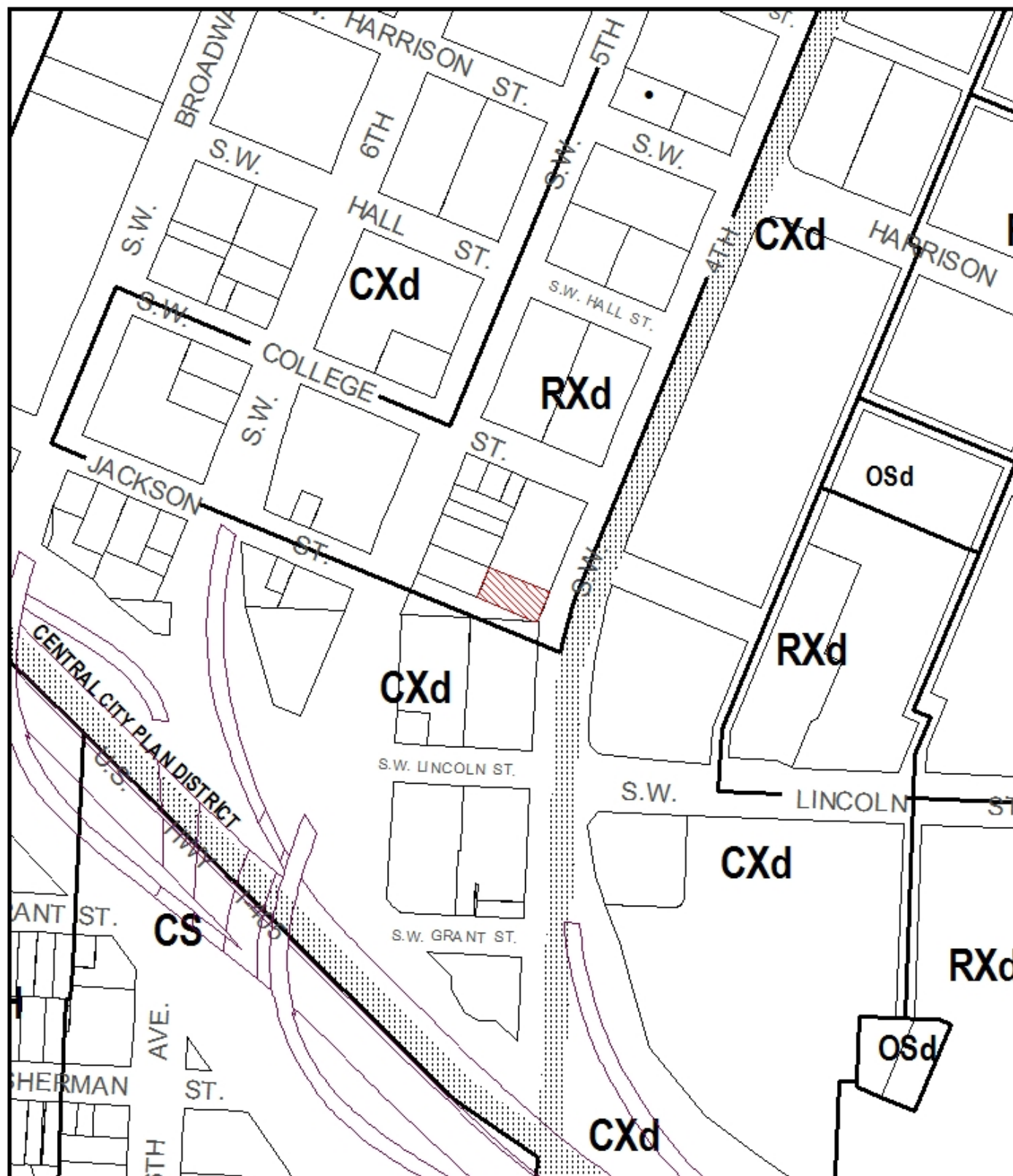
Decision rendered by:  **on April 28, 2011**

By authority of the Director of the Bureau of Development Services

Decision mailed: May 3, 2011

Last date to Appeal: May 17, 2011 by 4:30 pm

Effective Date (if no appeal): May 18, 2011 Decision may be recorded on this date.



ZONING



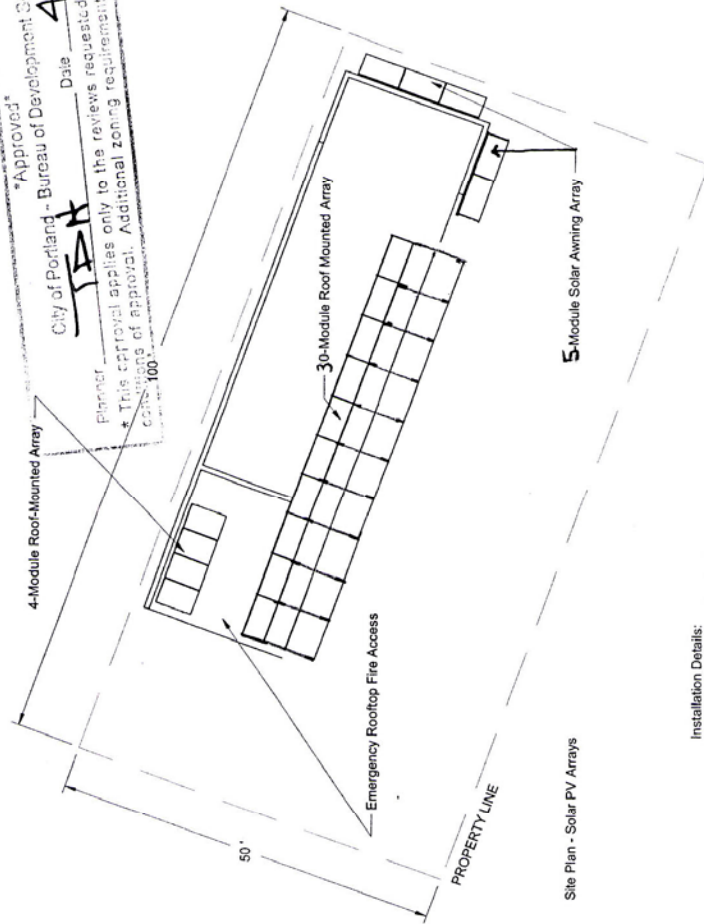
Site



NORTH

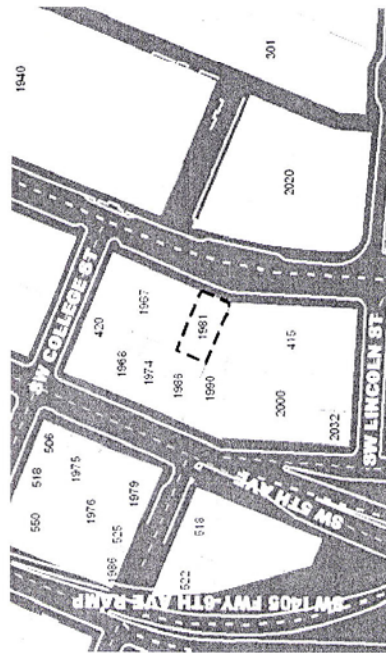
This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 11-107113 DZ
1/4 Section	3228,3229
Scale	1 inch = 200 feet
State_Id	1S1E04DA 2300
Exhibit	B (Jan 27,2011)



Installation Details:
Electric Vehicle Charging Station
7.2 kW Coulomb Technologies Electric Vehicle Charging Station
Slab on Grade Bollard
Buried conduit running to the building main service panel
2 (N) reinforced pylons to be installed for crash protection.

Solar PV Array
(40) SW-245 modules
(20) Enphase D380 microinverters
Mounted on Unirac tilt-leg racking
Rack frames made of Unistrut structural steel channel
Standoffs mounted to underlying roof joists.
All modules mounted at 30-deg from horizontal.



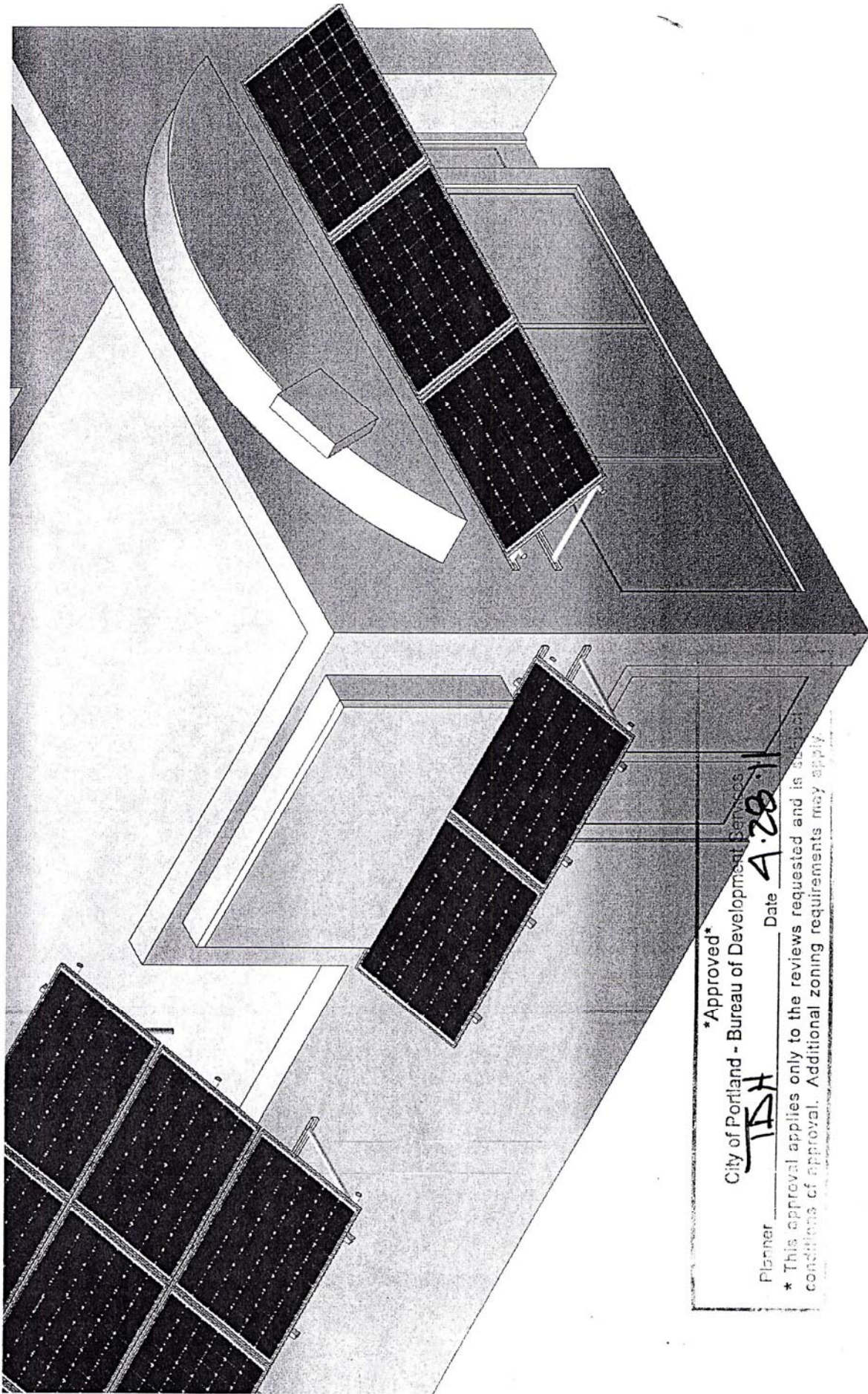
REV		DATE	REVISIONS		<div>S L T E R R A</div> <div>S Y S T E M S</div> <div>SUN & EARTH ENERGY SOLUTIONS</div> <div>79 SE TAYLOR ST, STE 401</div> <div>PORTLAND, OR 97214</div>		DRAWN	DATE	1981 SW 4th Ave., Portland, OR 97201		
			APPROVED	CHECKED			11/22/2010				
				QA							
						MFG		SIZE	FSCM NO.	DWG NO.	REV
						APPROVED		B			
								SCALE	NFO	SHEET	



Approved
City of Portland - Bureau of Development Services
Planner JAH Date 4.28.11
* This approval applies only to the reviews requested and is subject to the conditions of approval. Additional zoning requirements may apply.

[illegible]

LU 11.107113 DZ
EXH.C.3



Approved
City of Portland - Bureau of Development Services
Planner TH Date 4.28.11
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LU 11.107113 DZ
EXH.C.C